

RESOLUTION NO. 03-06-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GILA, ESTABLISHING A POLICY REGARDING SALES OF REAL PROPERTY TAX DEEDED TO THE STATE OF ARIZONA

WHEREAS, on or before the first Monday in November of each year, the Clerk of the Board of Supervisors' office prepares a listing of real property deeded to the State since the prior year's tax sale which includes a full description of each parcel, the name of the former owner, if known, and the total amount of taxes, interest, penalties, fees and costs;

WHEREAS, the list is published in the official newspaper of the County for four consecutive weeks prior to the Supervisors' tax sale, posted in two public places in each election precinct in which any of the real property is located, and is continuously posted in the Board of Supervisors' office and the County Sheriff's office;

WHEREAS, after advertising, the Board of Supervisors conducts a tax sale and may sell the parcels to the highest bidder for cash; and,

WHEREAS, it is in the best interest of all individuals to understand the procedures established within Gila County for placing bids on state-owned land, which are as follows:

1. All properties held by the Gila County Board of Supervisors for sale, as agent of the State of Arizona will be sold for no less than 100% of the back taxes and fees. The Board may waive this requirement if a condition exists that warrants selling a parcel of land at a lesser price. The Board has the right to reject any and all bids.
2. The sale price shall include the total amount of taxes, interest, penalties, fees and costs. An administrative fee in the amount of \$50.00 will be added to the total amount on all properties deeded to the State of Arizona by the Gila County Treasurer in the year 2003 and thereafter.
3. Bidder must appear in person to place a bid at the Board of Supervisors' annual tax sale.
4. Any properties that are not sold at the Supervisor's tax sale will be placed on a list with parcels from previous years and will be offered for sale through an over-the-counter sealed bid process. The list is entitled Back Tax Land List and can be purchased at the Clerk of the Board of Supervisors' office at a cost or can be viewed on the Gila County website at www.gilacountyaz.gov.
5. The winning bidder will have 48 hours to make payment via cash, cashier's check or money order.

6. THE SALE OF THIS PROPERTY SHALL BE WITHOUT WARRANTY. A title company or attorney should be consulted to obtain clear title.
7. On selling the property the Board shall execute and deliver to the purchaser, at the purchaser's cost, a deed conveying the title of the state in and to the parcel purchased. The deed shall be acknowledged by the Chairman and Clerk of the Board. This deed will be issued only in the name(s) of the successful bidder as indicated on the Bid Information Sheet.
8. This policy will apply to all bids received after its date of adoption.

PASSED AND ADOPTED this 24th day of June 2003.

GILA COUNTY BOARD OF SUPERVISORS

Ronald Christensen, Chairman

Attest:

John F. Nelson, Clerk